

2.7.3 Planned Residential Development (PRD) District¹

A. Intent.

The purpose of this section is to provide flexibility in design of residential developments in a manner that promotes implementation of Cornerstone 2020. The section allows zero lot line, townhouse, cluster housing, reduced lot sizes and building setbacks, and other innovative designs which meet the intent of the Comprehensive Plan. The PRD District implements the following provisions of Cornerstone 2020:

Goals	Objectives	Plan Elements
Community Form Goals C2, K1 Livability Goals E2, F1	Community Form C2.7, C3.1, K1.2, K2.1; Livability E2.2, F1.2	Guidelines 3, 4

B. Required Features.

NOTE: Refer to Chapter 4 Part 5 for applicable definitions and housing price information.

Planned residential developments shall meet at least two of the following criteria. Applicants shall include a justification statement as part of the application. The justification statement shall explain how the proposed development fulfills the five criteria listed below. Cornerstone 2020 strongly supports provision of affordable and appropriate housing throughout the community. If applicants for developments creating 50 or more dwelling units do not reserve 10% of proposed dwellings for this purpose (at least 5% of dwellings are Diversity Level Units 1 or 2, remainder of the 10% are Diversity Level Units 3 or 4, as defined in Chapter 4 Part 5), the justification statement shall address how the proposal complies with the housing elements in relationship to other guidelines and policies of the Comprehensive Plan.

1. The site has certain topographic and landform limitations or environmental constraints and the proposed plan preserves these features from development and disturbance; or
2. The site meets infill objectives consistent with recommendations of an officially adopted neighborhood plan, corridor plan or urban renewal plan; or
3. The proposal creates a variety of housing styles serving the needs of people of differing ages or incomes; or
4. The proposal expands the diversity of housing types available within a neighborhood; or

5. The proposal creates permanently protected open space that meets outdoor recreation needs, preserves wildlife habitat, or extends a community-wide greenway system.

C. Permitted Uses.

Accessory buildings or uses
Automobile parking owned in common and maintained by the owners of lots in the development
Churches, parish halls and temples
Country clubs
Dwellings, single family attached and detached
Garage or yard sales
Golf courses, except miniature courses, driving ranges, or privately owned golf courses operated for a commercial purpose
Home occupations
Libraries, museums, historical buildings and grounds, arboretums, aquariums, and art galleries, not for profit
Parks, playgrounds, and community centers, not for profit
Temporary buildings, the uses of which are incidental to construction operations being conducted on the same or adjoining lot or tracts, and which shall be removed upon completion of abandonment of such construction, or upon the expiration of a period of two years from the time or erection of such temporary buildings, whichever is sooner.

D. Conditional Uses.

Certain uses may be permitted in this district, upon the granting of a Conditional Use Permit by the appropriate Board of Zoning Adjustment. Refer to [Chapter 4 Part 2](#) for a listing of uses and requirements that apply to specific uses.

E. Property Development Regulations.

Refer to applicable Form District regulation in [Chapter 5](#) for lot size, setback, building height and other restrictions.

F. Maximum Density and FAR.

1. Maximum Floor Area Ratio: 2.0
2. Maximum Density: 7.26 dwellings per acre

G. Special Requirements.

The development shall be constructed in accordance with an approved development plan conforming to **Chapter 11** (Development Review Procedures) and **Chapter 7** (Subdivisions) of the Land Development Code.

The development shall also conform to the following requirements:

1. Subdivision Requirements.
Any development under this section shall be submitted with a subdivision plat, and if it is to be recorded in sections, each section must meet all the requirements of this section and all requirements of the Metropolitan Subdivision Regulations.
2. Parking Requirements.
 - a. Refer to the applicable form district regulation and Table 9.1.2.
 - b. A lot designated as a common area for the parking of vehicles shall be owned in common and maintained by the owners of lots in the development.
 - c. Roadway widths which do not accommodate on-street parking shall be accompanied by public or guest parking islands or other provisions for sufficient off-street parking in close proximity to dwelling units.
3. Circulation.
Public and private roadways and related facilities shall be provided in accordance with **Chapter 6 Part 2**.
4. Environmentally Constrained Sites.
The applicant shall identify environmentally constrained areas and the limits of site disturbance in relation to constrained areas, in accordance with **Chapter 4 Part 7**.
5. Open Space.
 - a. For developments with gross densities below 4.84 dwelling units per acre, land area equal to 50% of the difference in each lot area and 9,000 square feet shall be placed in common open space and shall be owned in common and maintained by the owners of lots in the development. For developments with gross densities between 4.84 and 7.26 dwelling units per acre, land area equal to 50% of the difference in each lot area and 6,000 square feet

NOTE: Strong consideration should be given to preserving areas with environmental constraints or limitations such as steep slopes, dense vegetation, natural streams and drainage courses, sinkholes, floodplains, wetlands, or other significant natural features as natural open spaces.

shall be placed in common open space and shall be owned in common and maintained by the owners of lots in the development. Common open space may include complementary structures and improvements.

- b. Open space as required by paragraph 5a. shall meet the general standards and standards for "open space for outdoor recreation" or "open space for natural resource protection/public health and safety" as established in **Part 10.5.4** of the LDC.
 - c. Open space shall be adequately landscaped and buffered to provide a visually attractive setting and to protect private areas within the development. The amount or type of landscaping and/or buffering will be approved by the Planning Commission based upon the location, the intended use, and the necessity to protect private areas within the development.
 - d. Isolated or awkward parcels should not be used as open space, but should be incorporated into adjacent lots in a manner that encourages its maintenance by the lot owner.
6. Form District Standards

Development within the PRD district is subject to the applicable form district regulation.

Note: PRD is structured to be applied in conjunction with form district regulations. Rezoning to PRD will not entail repeal of the form district standards.